



UPPER ABBOTTS HILL, HARTWELL, AYLESBURY

PRICE £290,000

FREEHOLD

Situated in the popular Hartwell area of Aylesbury, this two bedroom terraced house offers comfortable accommodation and excellent potential for a range of buyers. The property features a spacious living room, kitchen, two double bedrooms and a family bathroom. Outside, the property benefits from a garden, along with a garage and nearby off-road parking, providing useful additional storage and parking facilities.



UPPER ABBOTTS HILL

• POPULAR HARTWELL AREA • TWO
BEDROOM HOUSE • SPACIOUS LIVING
ROOM • GARAGE IN NEARBY
BLOCK • OFF-ROAD PARKING • TWO
DOUBLE BEDROOMS • ENCLOSED REAR
GARDEN



LOCATION

Hartwell is a well-established development on the south west edge of Aylesbury. The location is under a mile walk to the train station and just over a mile to the town centre. There is easy access by road towards Thame/M40 and towards Stoke Mandeville hospital. The highly regarded Sir Henry Floyd Grammar School and Aylesbury College are within short walking distance of the estate and there are several other amenities close by including a convenience store, community centre and Infant/Junior School.

ACCOMMODATION

The property is entered via an entrance hall with a further door leading into the spacious living room, which features stairs rising to the first floor. The kitchen is fitted with a range of units and benefits from space for a washing machine, fridge and cooker, with a door providing direct access to the rear garden.

To the first floor are two good-sized double bedrooms, a family bathroom and loft access. The bathroom comprises a bathtub with shower over, WC and hand basin with useful storage, along with tiling to the splash areas and a heated towel rail.

To the rear is an enclosed garden offering a combination of patio and lawn, with a variety of plants and shrubs and gated rear access. The property also

benefits from a garage situated in a nearby block, with off-road parking to the front.

Located within this popular residential area, the property offers a good combination of living accommodation, outdoor space and practical parking and storage facilities, making it an ideal home for first-time buyers, couples or investors.

UPPER ABBOTTS HILL



